

086.0

0004

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

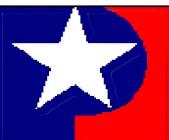
910,100 / 910,100

USE VALUE:

910,100 / 910,100

ASSESSED:

910,100 / 910,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
151	-53	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CREVENSTEN GWEN C
Owner 2:	
Owner 3:	

Street 1: 153 WESTMINSTER AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MC HUGH PAUL E & JANE F -

Owner 2: -

Street 1: 153 WESTMINSTER AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Asbestos Exterior and 2493 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5000.000	510,200	900	399,000	910,100		54611
							GIS Ref
							GIS Ref
							Insp Date
							11/08/18

Total Card	0.115	510,200	900	399,000	910,100	Entered Lot Size
Total Parcel	0.115	510,200	900	399,000	910,100	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	365.14	/Parcel: 365.1	Land Unit Type:

Parcel ID 086.0-0004-0001.0

!7034!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	510,500	900	5,000.	399,000	910,400	910,400	Year End Roll	12/18/2019
2019	104	FV	378,500	0	5,000.	393,300	771,800	771,800	Year End Roll	1/3/2019
2018	104	FV	378,500	0	5,000.	302,100	680,600	680,600	Year End Roll	12/20/2017
2017	104	FV	355,200	0	5,000.	285,000	640,200	640,200	Year End Roll	1/3/2017
2016	104	FV	355,200	0	5,000.	262,200	617,400	617,400	Year End	1/4/2016
2015	104	FV	317,000	0	5,000.	245,100	562,100	562,100	Year End Roll	12/11/2014
2014	104	FV	317,000	0	5,000.	225,700	542,700	542,700	Year End Roll	12/16/2013
2013	104	FV	329,600	0	5,000.	225,700	555,300	555,300		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC HUGH PAUL E	57899-111		11/18/2011		575,000	No	No		
	16299-181		7/1/1985			1	No	A	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/1999	93	Manual	3,800					FLOOR REPAIRS

Date	Result	By	Name
11/8/2018	MEAS&NOTICE	HS	Hanne S
2/18/2012	MLS	EMK	Ellen K
3/25/2009	Measured	372	PATRIOT
4/4/2000	Inspected	264	PATRIOT
2/1/2000	Mailer Sent		
2/1/2000	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

